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*Attorneys for Plaintiff/Counter-Defendant, U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1, Mortgage Pass-Through Certificates, Series 2007-BNC1*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE  
LOAN TRUST 2007-BNC1, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES  
2007-BNC1,

Case No.: 2:17-cv-01677-JCM-NJK

**STIPULATION AND ORDER TO  
TEMPORARILY STAY CASE  
PENDING SETTLEMENT**

### *First Request to Stay*

**Plaintiff.**

vs.

SFR INVESTMENTS POOL 1, LLC, a domestic limited liability company; LOS PRADOS COMMUNITY ASSOCIATION, a domestic non-profit coop corp without stock; NEVADA ASSOCIATION SERVICES, INC., a domestic corporation,

### Defendants.

## SFR INVESTMENTS POOL 1, LLC.

#### Counter/Cross-Claimant

VS.

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE  
LOAN TRUST 2007-BNC1, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES

1 2007-BNC1; SALVATORE A. MONCADA, an  
2 individual; MARY M. MONCADA, an  
individual,

3 Counter/Cross-Defendants.  
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6 Plaintiff, U.S. Bank National Association, as Trustee for Structured Asset Securities  
7 Corporation Mortgage Loan Trust 2007-BNC1, Mortgage Pass-Through Certificates, Series  
8 2007-BNC1 (“U.S. Bank”) and Defendant, Los Prados Community Association (“HOA”)  
9 (collectively, the “Parties”), by and through their respective counsels of record, hereby stipulate  
and agree as follows:

10 **RECITALS**

11 1. On or about June 15, 2017, the Plaintiff filed a complaint alleging various causes  
12 of action stemming from an HOA foreclosure sale conducted on behalf of HOA.

13 2. Discovery closed in this matter on January 8, 2018 [ECF No. 27].

14 3. HOA filed its Motion for Summary Judgment [ECF No. 62] on February 7, 2018.

15 The current deadline for U.S. Bank to file any response to HOA’s Motion for Summary  
16 Judgment is April 25, 2018 [*see* ECF No.69].

17 4. The undersigned attorneys are engaged in settlement discussions and are hopeful  
18 that a resolution may be had, in lieu of further motion practice and/or proceeding to trial.

19 5. In the interest of judicial economy, the parties agree that if this matter is settled,  
20 then the completion of dispositive motions will not be a good use of the party’s resources and  
time.

21 6. The parties stipulate to stay this case, including dispositive motion deadlines,  
22 subject to these deadlines being reset upon the filing of a notice by any party that a settlement  
23 is/was not possible.

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7. In the event that settlement fails, then U.S. Bank would have 14 days from the date of the filing of the notice that settlement failed, to file a response to HOA's Motion for Summary Judgment. HOA shall have 7 days from the date of service of U.S. Bank's response to file any reply in support of its Motion for Summary Judgment.

## **STIPULATION**

**IT IS HEREBY STIPULATED AND AGREED** that all proceedings in this lawsuit are stayed, and all upcoming deadlines, hearings and conferences, including the deadline to file dispositive motions are hereby STAYED pending further settlement discussions between the parties;

**IT IS FURTHER STIPULATED AND AGREED** that if a settlement is reached, the parties will file a stipulation for dismissal with the terms of the settlement; and

**IT IS FURTHER STIPULATED AND AGREED** that any party to this action at their option shall file a Notice indicating that no settlement has been reached. Upon filing of said notice, U.S. Bank shall have 14 days from the date of the filing of the notice to file a response to HOA's Motion for Summary Judgment.

**IT IS FURTHER STIPULATED AND AGREED** that HOA shall have 7 days from the date of service of U.S. Bank's response to file any reply in support of its Motion for Summary Judgment.

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IT IS SO STIPULATED.

2 WRIGHT, FINLAY & ZAK, LLP

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ALVERSON, TAYLOR, MORTENSEN &  
4 SANDERS

5 /s/ Yanxiong Li, Esq.

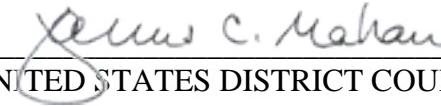
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Structured Asset Securities Corporation  
9 Mortgage Loan Trust 2007-BNC1, Mortgage  
Pass-Through Certificates, Series 2007-BNC1

5 /s/ Adam R. Knecht, Esq.

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8 Attorney for Defendant, Los Prados  
Community Association

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**ORDER**

13 IT IS SO ORDERED.

14   
15 UNITED STATES DISTRICT COURT JUDGE

16 DATED: April 26, 2018

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2                   **CERTIFICATE OF SERVICE**  
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4                   The undersigned, an employee of Wright, Finlay & Zak, LLP, hereby certifies that on the  
5 25th day of April, 2018, a true and correct copy of **STIPULATION AND ORDER TO**  
6 **TEMPORARILY STAY CASE PENDING SETTLEMENT** was served electronically to all  
7 parties of interest through the Court's CM/ECF system as follows:

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23  
24                   \_\_\_\_\_  
25                   /s/ Kelli Wightman  
26                   An Employee of Wright, Finlay & Zak, LLP  
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